

INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT

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ASSET CASES

Case No.: 23-02889
Case Name: TOPPOS LLC
For the Period Ending: 12/31/2024

Trustee Name: John C. Bircher III
Date Filed (f) or Converted (c): 04/30/2024 (c)
§341(a) Meeting Date: 07/16/2024
Claims Bar Date:

1	2	3	4	5	6	7	8
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions,	Property Abandoned OA =§ 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets	Lien Amount	Exemption Amount
Ref. #							
1	VOID	\$0.00	\$0.00	\$0.00	FA	\$0.00	\$0.00
2	United Community Bank Checking 1300	\$100.00	\$100.00	\$0.00	\$100.00	\$0.00	\$0.00
3	Manufactured Home Trailers - See Exhibit A attached to Schedule A/B net book value of debtor's interest \$0.00 valuation method used for current value N/A	\$58,083,491.48	\$58,083,491.48	\$0.00	\$58,083,491.48	\$0.00	\$0.00
4	Potential Claims against lenders for unfair and deceptive trade practices	Unknown	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5	Rental Income	\$0.00	\$0.00	\$642,050.00	\$0.00	\$0.00	\$0.00
6	manufactured homes located in manufactured home parks called Cape Fear Village, Green Pines, Pinewood and White Sands (collectively "NC Parks") in North Carolina	\$0.00	\$261,648.46	\$0.00	\$261,648.46	\$0.00	\$0.00
7	Ch 11 Trust funds (u)	\$0.00	\$605,496.63	\$617,219.19	\$0.00	\$0.00	\$0.00
8	Private Sale - 27 mobile homes	\$0.00	\$0.00	\$52,900.17	\$0.00	\$0.00	\$0.00
9	Ch 11 Bond - refund (u)	\$1,575.00	\$1,575.00	\$1,575.00	\$0.00	\$0.00	\$0.00
TOTALS (Excluding unknown value)		\$58,085,166.48	\$58,952,311.57	\$1,313,744.36	\$58,345,239.94	\$0.00	\$0.00

Major Activities affecting case closing:

01/21/2025 Trustee is managing and liquidating assets and researching Chapter 5 action issues and managing related cases

Initial Projected Date Of Final Report (TFR): 06/30/2026

Current Projected Date Of Final Report (TFR):

/s/ JOHN C. BIRCHER III

JOHN C. BIRCHER III

FORM 2**CASH RECEIPTS AND DISBURSEMENTS RECORD**

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Case No. 23-02889
Case Name: TOPPOS LLC
Primary Taxpayer ID #: **.*3583
Co-Debtor Taxpayer ID #:
For Period Beginning: 10/05/2023
For Period Ending: 12/31/2024

Trustee Name: John C. Bircher III
Bank Name: Pinnacle Bank
Checking Acct #: *****0036
Account Title: John C. Bircher III, Ch 7 Trustee for Top
Blanket bond (per case limit): \$1,500,000.00
Separate bond (if applicable): \$2,400,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
05/13/2024	(7)	John C. Bircher III Trustee	Funds from Ch 11 Trust account	1290-000	\$605,496.63		\$605,496.63
05/13/2024	5001	International Sureties, LTD.	Pro-rata bond premium increase	2300-000		\$50.81	\$605,445.82
05/14/2024	(5)	Debtor - Via Top Park Services	WIRE IN - Rents cleared 05/13/2024	1122-000	\$41,050.00		\$646,495.82
05/15/2024		Triad Insurance	Wire OUT - Insurance	2990-000		\$4,803.77	\$641,692.05
05/24/2024		Stetson Insurance Funding	Wire OUT - May Insurance	2990-000		\$19,690.77	\$622,001.28
06/13/2024		Triad Financial Services	Wire OUT - Insurance	2990-000		\$4,019.29	\$617,981.99
06/14/2024	(5)	Debtor - Via Top Park Services	WIRE IN 06/12 - RENTS cleared 06/12/2024	1122-000	\$50,000.00		\$667,981.99
06/18/2024	5002	International Sureties, LTD.	Bond Payment	2300-000		\$41.83	\$667,940.16
06/18/2024	5003	International Sureties, LTD.	Bond Payment	2300-000		\$41.83	\$667,898.33
06/19/2024	5002	VOID: International Sureties, LTD.	Void of Check# 5002	2300-003		(\$41.83)	\$667,940.16
06/24/2024	(5)	Debtor - via Top Park Services	WIRE IN - 06/20/24 - Rents	1122-000	\$60,000.00		\$727,940.16
06/26/2024	(5)	Debtor via Top Park Services	Wire IN - 06/20/24 - Rent	1122-000	\$25,000.00		\$752,940.16
06/27/2024	(5)	Debtor - via Top Park Services	Wire IN - Rent	1122-000	\$44,450.00		\$797,390.16
06/27/2024		Stetson Insurance Funding	Wire OUT - insurance	2990-000		\$19,690.77	\$777,699.39
07/10/2024	(5)	Debtor - via Top Park Services	WIRE IN - rents	1122-000	\$50,000.00		\$827,699.39
07/11/2024	(5)	Debtor - via Top Park Services	WIRE IN - rents	1222-000	\$50,000.00		\$877,699.39
07/11/2024		Triad Financial Services	Wire OUT - Insurance - Invoice 7205	2990-000		\$4,019.29	\$873,680.10
07/12/2024		Stetson Insurance Funding	Wire OUT - insurance	2990-000		\$19,690.77	\$853,989.33
07/17/2024	(5)	Debtor via Top Park Services	Wire IN - 07/12/2024 - Rents	1222-000	\$50,000.00		\$903,989.33
07/17/2024	(5)	Debtor - via Top Park Services	Wire IN - 07/15/2024 - Rents	1222-000	\$21,850.00		\$925,839.33
07/17/2024	(7)	JOHN C. BIRCHER III	Funds from Ch 11 Trust account	1290-000	\$11,722.56		\$937,561.89
07/31/2024		Pinnacle Bank	Service Charge	2600-000		\$1,267.46	\$936,294.43
08/02/2024		Triad Financial Services	Wire OUT - Insurance - Invoice \$7366	2990-000		\$4,019.29	\$932,275.14
08/05/2024		TOP PARK SERVICES	WIRE OUT - Insurance for April - July Invoice 34214	2990-000		\$5,903.72	\$926,371.42

SUBTOTALS \$1,009,569.19 \$83,197.77

FORM 2**CASH RECEIPTS AND DISBURSEMENTS RECORD**

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Case No. 23-02889
Case Name: TOPPOS LLC
Primary Taxpayer ID #: **_***3583
Co-Debtor Taxpayer ID #:
For Period Beginning: 10/05/2023
For Period Ending: 12/31/2024

Trustee Name: John C. Bircher III
Bank Name: Pinnacle Bank
Checking Acct #: *****0036
Account Title: John C. Bircher III, Ch 7 Trustee for Top
Blanket bond (per case limit): \$1,500,000.00
Separate bond (if applicable): \$2,400,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
08/06/2024	5004	Overby Court Reporting Service	Court Reporter for 204/341 Invoice #240716-189-R	2990-000		\$903.30	\$925,468.12
08/27/2024		Stetson Insurance Funding	Wire OUT - insurance	2990-000		\$19,690.77	\$905,777.35
08/30/2024		Pinnacle Bank	Service Charge	2600-000		\$1,326.86	\$904,450.49
09/09/2024	(5)	Debtor via Top Park	Wire IN - Rents	1222-000	\$75,000.00		\$979,450.49
09/10/2024	(5)	Debtor via Top Park	Wire IN - Rents	1222-000	\$75,000.00		\$1,054,450.49
09/12/2024	(5)	Debtor via Top Park	Wire IN - Rents	1222-000	\$19,300.00		\$1,073,750.49
09/13/2024		Triad Financial Services	WIRE OUT - Insurance - Invoice #7541	2990-000		\$4,019.29	\$1,069,731.20
09/18/2024	(8)	H&H Communities	20% deposit - private sale 27 mobile homes	1110-000	\$17,000.00		\$1,086,731.20
09/24/2024		Stetson Insurance Funding	WIRE OUT - insurance	2990-000		\$19,690.77	\$1,067,040.43
09/30/2024		Pinnacle Bank	Service Charge	2600-000		\$1,291.38	\$1,065,749.05
10/10/2024		Triad Financial Services	Wire OUT - Insurance - Invoice #7694	2990-000		\$3,018.64	\$1,062,730.41
10/25/2024	(5)	PRAIRIE KNOLLS	WIRE IN -10/24/24 - RENT	1222-000	\$15,000.00		\$1,077,730.41
10/25/2024	(5)	ROLLING ACRES	WIRE IN - 10/24/2024 - RENT	1222-000	\$12,000.00		\$1,089,730.41
10/31/2024		Pinnacle Bank	Service Charge	2600-000		\$1,338.21	\$1,088,392.20
11/05/2024	5005	International Sureties, LTD.	Individual case - bond coverage	2300-000		\$2,400.00	\$1,085,992.20
11/12/2024	(5)	Maple Creek	Wire in - 111224 - Rental Income	1222-000	\$600.00		\$1,086,592.20
11/12/2024	(5)	Cedarbrook	Wire IN - 111224 - Rental Income	1222-000	\$900.00		\$1,087,492.20
11/15/2024		Triad Financial Services	Wire OUT - Insurance - Invoice 7862	2990-000		\$3,018.65	\$1,084,473.55
11/15/2024		Stetson Insurance Funding	Wire OUT - Insurance - coverage through 01/28/2025 per Amanda	2990-000		\$7,312.54	\$1,077,161.01
11/22/2024	(5)	Prairie Knolls	Wire IN - rents	1222-000	\$7,200.00		\$1,084,361.01
11/22/2024	(5)	Rolling Acres	Wire IN - rents	1222-000	\$7,800.00		\$1,092,161.01
11/22/2024	(5)	Grand Valley	Wire IN - rents	1222-000	\$36,900.00		\$1,129,061.01
11/22/2024	(8)	Womble Law Firm	Sale proceeds per DE# 318 mobile home sales	1110-000	\$35,900.17		\$1,164,961.18
11/29/2024		Pinnacle Bank	Service Charge	2600-000		\$1,384.99	\$1,163,576.19
SUBTOTALS					\$302,600.17	\$65,395.40	

FORM 2**CASH RECEIPTS AND DISBURSEMENTS RECORD**

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Blanket bond (per case limit): \$1,500,000.00
Separate bond (if applicable): \$2,400,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
12/10/2024		Triad Financial Services	WIRE OUT - Insurance Invoice #7992	2990-000		\$3,018.65	\$1,160,557.54
12/13/2024		Northpoint Commercial Finance Collections	Wire OUT - Interim Distribution per Order DE#330	4110-000		\$665,000.00	\$495,557.54
12/13/2024	5006	JOHN C. BIRCHER III	Distribution on Northpoint payment per Order DE#330 Invoice #5019	2100-000		\$35,000.00	\$460,557.54
12/18/2024	(9)	Global Surety, LLC	Ch 11 bond refund	1290-000	\$1,575.00		\$462,132.54
12/31/2024		Pinnacle Bank	Service Charge	2600-000		\$985.95	\$461,146.59

TOTALS:	\$1,313,744.36	\$852,597.77	\$461,146.59
Less: Bank transfers/CDs	\$0.00	\$0.00	
Subtotal	\$1,313,744.36	\$852,597.77	
Less: Payments to debtors	\$0.00	\$0.00	
Net	\$1,313,744.36	\$852,597.77	

For the period of 10/05/2023 to 12/31/2024

Total Compensable Receipts:	\$1,313,744.36
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$1,313,744.36
Total Internal/Transfer Receipts:	\$0.00

Total Compensable Disbursements:	\$852,597.77
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	\$852,597.77
Total Internal/Transfer Disbursements:	\$0.00

For the entire history of the account between 05/06/2024 to 12/31/2024

Total Compensable Receipts:	\$1,313,744.36
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$1,313,744.36
Total Internal/Transfer Receipts:	\$0.00

Total Compensable Disbursements:	\$852,597.77
Total Non-Compensable Disbursements:	\$0.00
Total Comp/Non Comp Disbursements:	\$852,597.77
Total Internal/Transfer Disbursements:	\$0.00

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Page No: 4

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Separate bond (if applicable): \$2,400,000.00

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance

TOTAL - ALL ACCOUNTS

NET DEPOSITS

NET DISBURSE

ACCOUNT BALANCES

\$1,313,744.36

\$852,597.77

\$461,146.59

For the period of 10/05/2023 to 12/31/2024

Total Compensable Receipts: \$1,313,744.36
Total Non-Compensable Receipts: \$0.00
Total Comp/Non Comp Receipts: \$1,313,744.36
Total Internal/Transfer Receipts: \$0.00

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Total Non-Compensable Disbursements: \$0.00
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/s/ JOHN C. BIRCHER III

JOHN C. BIRCHER III